

# AO 2020-74 ARCTICORP COMPREHENSIVE PLAN AMENDMENT REQUEST

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# AIM 104-2020 ARCTICORP REZONE REQUEST

OCTOBER 2, 2020

# MISINFORMATION AT SEPTEMBER 15<sup>TH</sup> MEETING

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- Is this due to a “glitch in the code?” - No
- Is this due to a zoning error from the past? - No
- What does the Planning Department’s stand on these items? – We strongly recommend that the Assembly concur with the findings of the Planning and Zoning Commission and deny this comprehensive plan amendment and rezone request.

# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

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- Applicant requested a comprehensive plan amendment to amend the land use plan map within the Anchorage 2040 Land Use Plan to reclassify 5.61 acres of land from “Compact Mixed-Residential-Low” to “Commercial Corridor”
- Public hearing conducted at Planning & Zoning Commission on May 11<sup>th</sup>, 2020.
- Request was unanimously recommended for DENIAL by PZC due to incompatibilities with underlying comprehensive plans, and failure to meet the approval criteria for a comprehensive plan amendment. See PZC resolution 2020-14 included in staff packet.



# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

## Reasons for DENIAL

- Conflicts with the following goals, and policies of the following comprehensive plan:

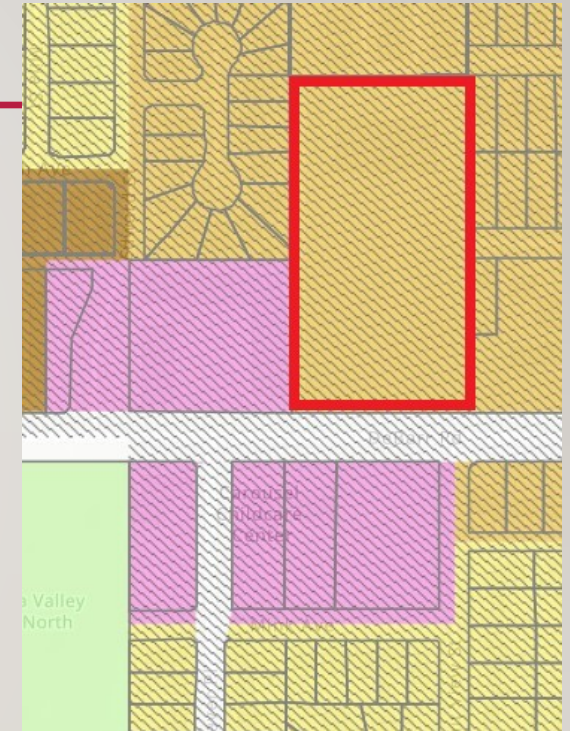
### **Anchorage 2040 Land Use Plan:**

LUP 1.4 *Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl and evaluate proposed changes to land use regulations.*

This rezone request conflicts with its intended use within the Anchorage 2040 Land Use Plan, Anchorage 2020, and the 2014 East Anchorage District Plan.

LUP 4.1 *Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.*

Converting this 5.61 acre parcel to General Business will result in a potential loss of approximately 38 residential dwelling units. The last three housing studies conducted by the Municipality have concluded that there is a shortage of available housing given the population and development predictions over the next 20 years. This loss in dedicated residential land could have a substantial impact on Anchorage's housing market in the long-term.



# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

## Reasons for DENIAL

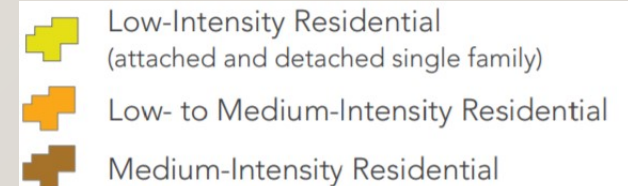
- Conflicts with the following goals, and policies of the following comprehensive plan:

### East Anchorage District Plan

**Policy 1.1.14** *Review zoning requests for consistency with the Comprehensive Plan and the District Land Use Map so that private development can do the following:*

- Maintain a healthy balance of jobs and households
- Protect and stabilize existing neighborhoods
- Provide land use consistent with the established housing targets in the Anchorage Housing Market Analysis

Placing a General Business district at this location would not provide a consistent land use that is consistent with the latest Anchorage Housing Market Analysis. The B-3 district is not compatible with the surrounding zoning districts, which could cause disturbance to the existing neighborhood.





# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

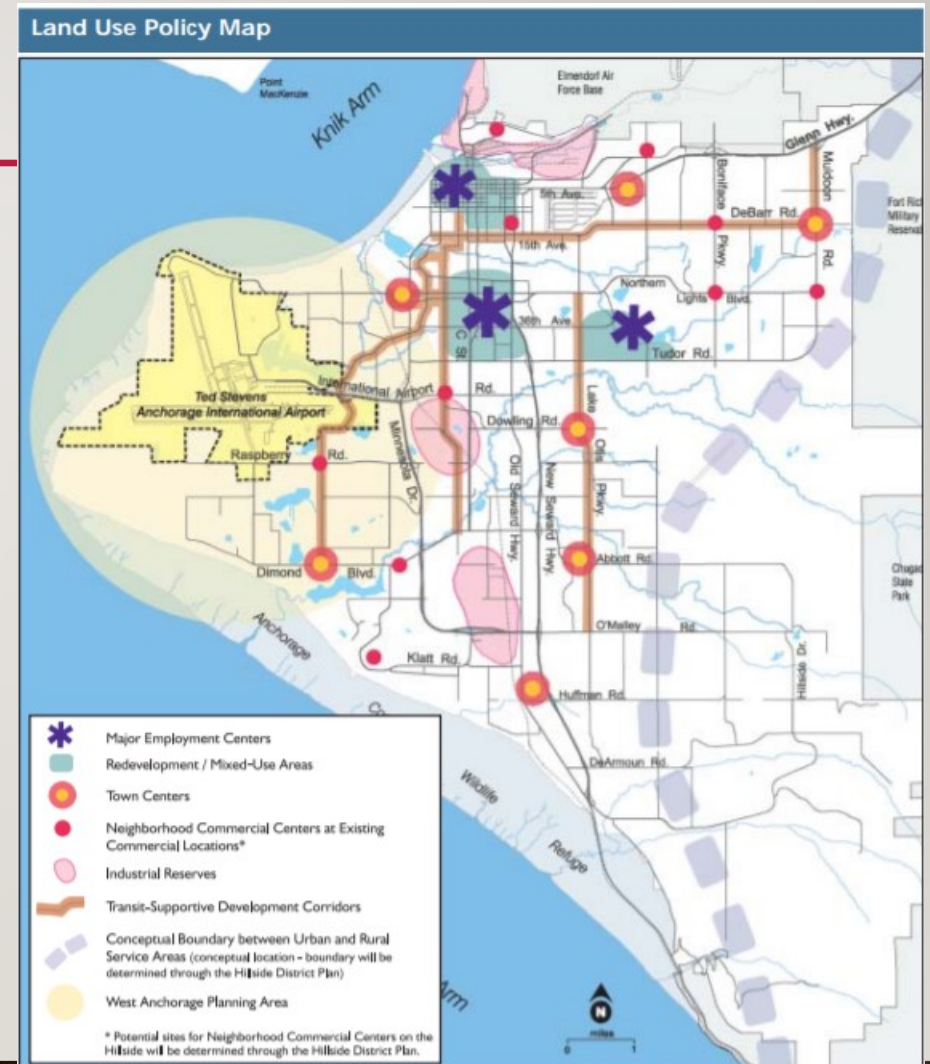
## Reasons for DENIAL

- Conflicts with the following goals, and policies of the following comprehensive plan:  
**Anchorage 2020**

### Policy #14

*Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

This policy clearly states that no action of Title 21 shall convert residential land to commercial unless supported by the Comprehensive Plan. This rezone request is not supported by the Comprehensive Plan and is not consistent with this important land use policy. The petition site has been classified as “residential” going back as far as the 1982 Anchorage Bowl Comprehensive Development Plan. Converting this parcel to General Business is not supported by Anchorage 2020, East Anchorage District Plan, or the Anchorage 2040 Land Use Plan.



# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

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- Reasons for DENIAL (cont.)

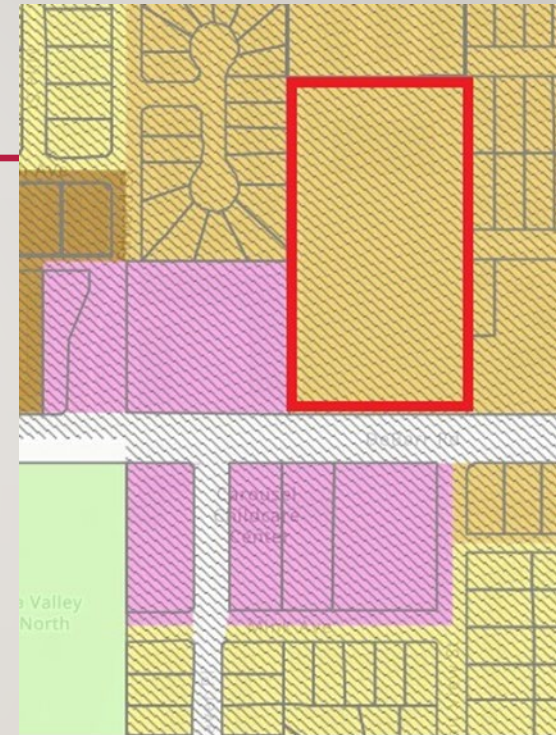
Failure to meet approval criteria (a-e) for a comprehensive plan amendment

- a. The proposed amendment is necessary in order to address one or more of the following:
  - i. A change in projections or assumptions from those on which the comprehensive plan is based;
  - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;
  - iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or
  - iv. Identification of errors or omissions in the comprehensive plan.
- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.
- c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
- d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.
- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.



# AO 2020-74 Arcticorp Comprehensive Plan Amendment Request

- Amend to “Neighborhood Center with Residential Mixed-Use Overlay” instead of “Commercial Corridor”
  - This alternative amendment would expand existing land use patterns, but would be more consistent with the residential designation of this property within the land use plan. However, this amendment would still result in an encroachment of a commercial district into a residential area.



	Transit-Supportive Development
	Residential Mixed-use (shown as white dots)
Anchorage 2040 Land Use Designations	
	Large-Lot Residential
	Single-Family and Two-Family
	Compact Mixed Residential - Low
	Compact Mixed Residential - Medium
	Urban Residential - High
	Neighborhood Center
	Town Center



# AIM 104-2020 Arcticorp Rezone Request

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- Applicant requested a zoning map amendment (rezone) to amend the zoning map to reclassify 5.61 acres of land from “R-2M (Mixed-Residential District)” to “B-3 (General Commercial).”
- Public hearing was conducted at Planning & Zoning Commission on May 11<sup>th</sup>, 2020.
- Request was unanimously recommended for DENIAL with Prejudice by PZC due to incompatibilities with underlying comprehensive plans, and failure to meet the approval criteria for a zoning map amendment. See PZC resolution 2020-11.

# AIM 104-2020 Arcticorp Rezone Request

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- Reasons for DENIAL with Prejudice:
  - Failure to meet the approval criteria for a rezone request:
    1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare;
    2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s);
    3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;
    4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities;
    5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development;
    6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated;
    7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations;
    8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan; and
    9. The rezoning shall not result in a split-zoned lot.

# REZONE ALTERNATIVES AND SPECIAL LIMITATIONS

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- The Assembly requested that the Planning Department prepare potential Special Limitations for the Assembly to consider. The Planning Department does not support these SL's.
- Rezone to B-1B (Community Business) instead of B-3 (General Business)
- The following special limitations should be considered:
  - This district shall contain no less than 38 residential dwelling units.
  - A major site plan review shall be required prior to the issuance of a land use permit for the construction of any new structure (excluding accessory structures). A phased site plan showing the development and retention of sufficient land to accommodate the development of 38 residential dwelling units shall be submitted to the Planning Department as part of this review.